

118.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

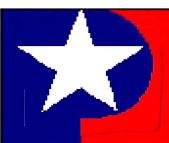
687,200 / 687,200

USE VALUE:

687,200 / 687,200

ASSESSED:

687,200 / 687,200



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25		HENRY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARNEY JOHN A	
Owner 2:	
Owner 3:	
Street 1: 98 RICHFIELD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: FLETCHER BARBARA J/LIFE ESTATE -	
Owner 2: -	
Street 1: 29 HENRY ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2021, having primarily Clapboard Exterior and 3851 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	
OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	6441	Sq. Ft.	Site	0	70.	0.76	6	Topo	-20	343,408	343,400
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6441.000	343,800		343,400	687,200		75732
							GIS Ref
							GIS Ref
							Insp Date
							04/09/21

PREVIOUS ASSESSMENT								Parcel ID	118.0-0001-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,800	0	6,441.	343,400	687,200		Year end	12/23/2021
2021	130	FV		0	7,230.	356,700	356,700		Year End Roll	12/10/2020
2020	130	FV		0	7,230.	356,700	356,700	356,700	Year End Roll	12/18/2019
2019	130	FV		0	7,230.	395,500	395,500	395,500	Year End Roll	1/3/2019
2018	130	FV		0	7,230.	303,800	303,800	303,800	Year End Roll	12/20/2017
2017	130	FV		0	7,230.	286,600	286,600	286,600	Year End Roll	1/3/2017
2016	130	FV		0	7,230.	263,700	263,700	263,700	Year End	1/4/2016
2015	130	FV		0	7,230.	246,500	246,500	246,500	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT				PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
FLETCHER BARBAR	76163-571		11/13/2020	Change>Sale	1,060,000	No	No				
FLETCHER BARBAR	50855-74		3/10/2008	Family		10	No	No			
	8730-28		1/1/1901	Family		No	No	N			

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
2/16/2021	70	New Buil	265,000	O					4/9/2021	Measured	DGM	D Mann			
									3/18/2021	Permit Visit	DGM	D Mann			
									3/5/2019	External Ins	DGM	D Mann			
									10/31/2000	Hearing N/C	163	PATRIOT			
									2/14/2000	Vacant Lot	264	PATRIOT			
									1/1/1919						

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	2	Rating: Average		A Bath:	Rating:			Changed from 0 Lot to 25 Henry 1/4/2021 Change to 101 for FY 2022.					44								
Sty Ht: 2T - 2 & 3/4 Sty				3/4 Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 2 - Clapboard				OthrFix:	Rating:																
Sec Wall: 16 - Stone Vene	15 %																				
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color:																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: B+ - Good (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: 1	# Units											
Year Blt: 2021	Eff Yr Blt:			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:				Frl:	Rating:			Other													
Jurisdct: G22				WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>RES BREAKDOWN</b>				<b>SKETCH</b>									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall				Total Units:				Interior:					9	4							
Sec Int Wall:	%			Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors:	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical													0								
Insulation: 2 - Typical																					
Int vs Ext:																					
Heat Fuel: 2 - Gas																					
Heat Type: 15 - H.V.A.C																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 118.0-0001-0003.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			<b>AssessPro Patriot Properties, Inc</b>
More: N	Total Yard Items:	Total Special Features:								Total:											